

FACT SHEET

Case #REZ-2017-0002 Bill # Z-17-01-25 Project Start: 24 January 2017

APPLICANT:	Christopher Enright Architect
REQUEST:	To rezone property from SC/Shopping Center to C3/General Commercial for approval of a primary development plan for a new Belle Tire facility.
LOCATION:	The site is located on the south and east sides of the 10100 block of Maysville Road. The site does not front on Maysville Road, and is proposed on an outlot located within the Maysville Pointe development. (Section 24 of St. Joseph Township).
LAND AREA:	Approximately 6.5 acres
PRESENT ZONING:	SC/Shopping Center
PROPOSED ZONING:	C3/General Commercial
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison, Northeast Area Partnership
COUNCIL DISTRICT:	1-Paul Ensley
ASSOCIATED PROJECTS:	Primary Development Plan, Belle Tire – Maysville Pointe
SPONSOR:	City of Fort Wayne Plan Commission

13 February 2017 Public Hearing

- No one spoke at the hearing in favor or in opposition.
- Mike Bynum, Justin Shurley and Tom Freistroffer were absent.
- Staff recommended Do Pass with a Written Commitment

20 February 2017 – Business Meeting

Plan Commission Recommendation: Do Pass with a Written Commitment

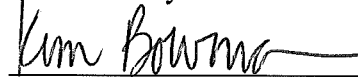
A motion was made by Judi Wire and seconded by Tom Freistroffer to return the ordinance to Common Council for their final decision.

7-0 MOTION PASSED

- Mike Bynum and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
21 February 2017

Reviewed By:



Kim Bowman, Executive Land Use Director

PROJECT SUMMARY

This proposal is to develop an outlet within Maysville Pointe Shopping Center into a commercial use with an approximately 10,100 square foot building to be occupied by Belle Tire. Belle Tire is a regional tire sales retailer, which also does automotive repair and maintenance. Tire sales is permitted in the current zoning district, SC/Shopping Center, but the automotive repair and maintenance aspect of the business requires the C3/General Commercial zoning district.

The site is located on the east side of the Maysville Road corridor, just to the south of the Maysville Road/Meijer Drive signalized intersection. Marshalls was recently constructed to the south and east of the site, and a number of other retail uses exist in the general area. No subdivisions are adjacent to the site. The commercial infrastructure is already in place for Maysville Pointe. Other vehicular oriented businesses are in the general area, such as gas stations, car washes, and quick auto service.

Staff recommended that the rezoning proposal be submitted with a Written Commitment to limit uses to those that are not compatible with general area. The final commitment prohibits the following uses on the property: Automobile Sales, Check Cashing Facility, Motel, Firework Sales, and Rescue or Revival Mission. The Written Commitment will run with property and not just the property owner. Any amendment of the commitment would require approval by the Plan Commission and a public hearing.

The proposed development could be supported by the Comprehensive Plan in that it will offer infill development and further investment in the area. The comprehensive plan could support this development through the following objectives:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;

LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

Access will be gained from the private access drives surrounding the site. Parking will be provided and meets the Ordinance standards as it relates to quantity and size of spaces. No waiver of a development plan standard is proposed. Landscaping is proposed within the area between the parking and the private drives, as required. Sidewalks are not required by the Zoning Ordinance along private drives, but the overall sidewalk plan for Maysville Pointe includes sidewalks along the private drive which abuts the site to the west and north. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). The stormwater management plan has been approved by Stormwater Engineering, and does not propose a new basin on-site. Ordinance standards are proposed to be met for signage.

PUBLIC HEARING SUMMARY:

Presenter:

Todd Bauer, Foresight Consulting and Christopher Enright, architect, presented the proposal to the Plan Commission as outlined above. Mr. Bauer explained that this store will be almost identical to the two recent Belle Tire stores built in Allen County – one on Lima Road and the second on SR 14. The applicant agreed to extend a five-foot wide sidewalk along the existing private drive on the north side of the outlot.

Comments in Favor:

none

Comments in Opposition:

none

COMES NOW the Advisory Plan Commission of the City of Fort Wayne, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7-4 et.seq. and Fort Wayne City Code Chapter 157, both as amended, and adopts the following resolution.

**Resolution of the
Fort Wayne Plan Commission
Regarding Zoning Map Amendment**

WHEREAS the Department of Planning Services received a proposed map amendment to Chapter 157 of the Fort Wayne City Code (the Zoning Ordinance) on January 3, 2017 which it designated subsequently as Rezoning Petition REZ-2017-0002; and,

WHEREAS the Department of Planning Services provided for publication of a public hearing notice on the proposed map amendment in both *The Journal Gazette* and *The News-Sentinel* according to law; and,

WHEREAS the Fort Wayne Plan Commission conducted a public hearing on the proposed map amendment on February 13, 2017; and,

WHEREAS the Fort Wayne Plan Commission considered the petition in light of comprehensive plan and the zoning ordinance requirements; now, therefore,

BE IT RESOLVED by the Fort Wayne Plan Commission, meeting in open session, that a resolution and proposed ordinance be sent to the Fort Wayne Common Council recommending that the proposed map amendment REZ-2017-0002 for approximately 1.43 acres to C3/General Commercial with a recorded Written Commitment;

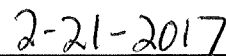
BE IT FURTHER RESOLVED that the Fort Plan Commission's Findings of Fact setting forth its reasons for this recommended action be included with the resolution and proposed ordinance resolving Rezoning Petition REZ-2017-0002; and,

BE IT FINALLY RESOLVED that the Executive Director of the Department of Planning Services be directed to execute this Resolution on behalf of the Fort Wayne Plan Commission and to present a copy of it to the Common Council of the City of Fort Wayne;

ADOPTED THIS 20th day of February 2017.



Kimberly R. Bowman, AICP
Executive Director, DPS
Secretary to the Fort Wayne Plan Commission



Date of Signature

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2017-0002

APPLICANT: Christopher Enright - Architect
REQUEST: To rezone property from SC/Shopping Center to C3/General Commercial; and approve a primary development plan for a new Belle Tire facility.
LOCATION: The site is located on the south and east sides of the 10100 block of Maysville Road. The site does not front on Maysville Road, and is proposed on an outlot located within the Maysville Pointe development. See file for specific location (Section 24 of St. Joseph Township).
LAND AREA: Approximately 1.43 acres
PRESENT ZONING: SC/Shopping Center
PROPOSED ZONING: C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2017-0002, with an approved Written Commitment, be returned to Council with a "Do Pass" recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. Belle Tire will be a high quality development. The Written Commitment will also prohibit uses that may not be compatible with existing uses in the area. This proposal will provide infill development using existing infrastructure.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the commercial development in the area.
3. Approval is consistent with the preservation of property values in the area. Commercial uses are prevalent in the area. The proposed site design is consistent with, and will enhance the existing surrounding development.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for commercial uses and adequate infrastructure is available to service the proposed addition.

These findings approved by the Fort Wayne Plan Commission on February 20, 2017.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

Department of Planning Services
Rezoning Petition Application

Applicant Christopher Enright Architect
Address 628 E. Parent Avenue, Suite 106
City Royal Oak State MI Zip 48067
Telephone 248 330 9395 E-mail cenright@enrightarchitects.com

Contact Person Same as "Applicant" - Christopher Enright
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 10314 Maysville Road
Present Zoning SC Proposed Zoning C3 Acreage to be rezoned 1.43 Acres
Proposed density _____ units per acre
Township name St. Joseph Township section # 24
Purpose of rezoning (attach additional page if necessary) Belle Tire offers tire sales along with automobile repair services which require a C3 Land Use Zoning designation. The current SC district does not accommodate these services.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- Filing Requirements
- ☐ Applicable filing fee
 - ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
 - ☐ Legal Description of parcel to be rezoned
 - ☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Christopher Enright Chm Enright 12 / 20 / 16
(printed name of applicant) (signature of applicant) (date)
Maysville Pointe
Development Co., LLC By: [Signature] 12/20/16
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received <u>1-3-17</u>	Receipt No. <u>122844</u>	Hearing Date <u>2-13-17</u>	Petition No. <u>Rez-2017-0002</u>
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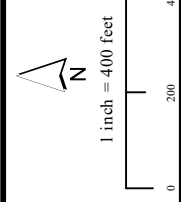


Rezoning Petition REZ-2017-0002 and Primary Development Plan PDP-2017-0002 - Belle Tire Maysville Road



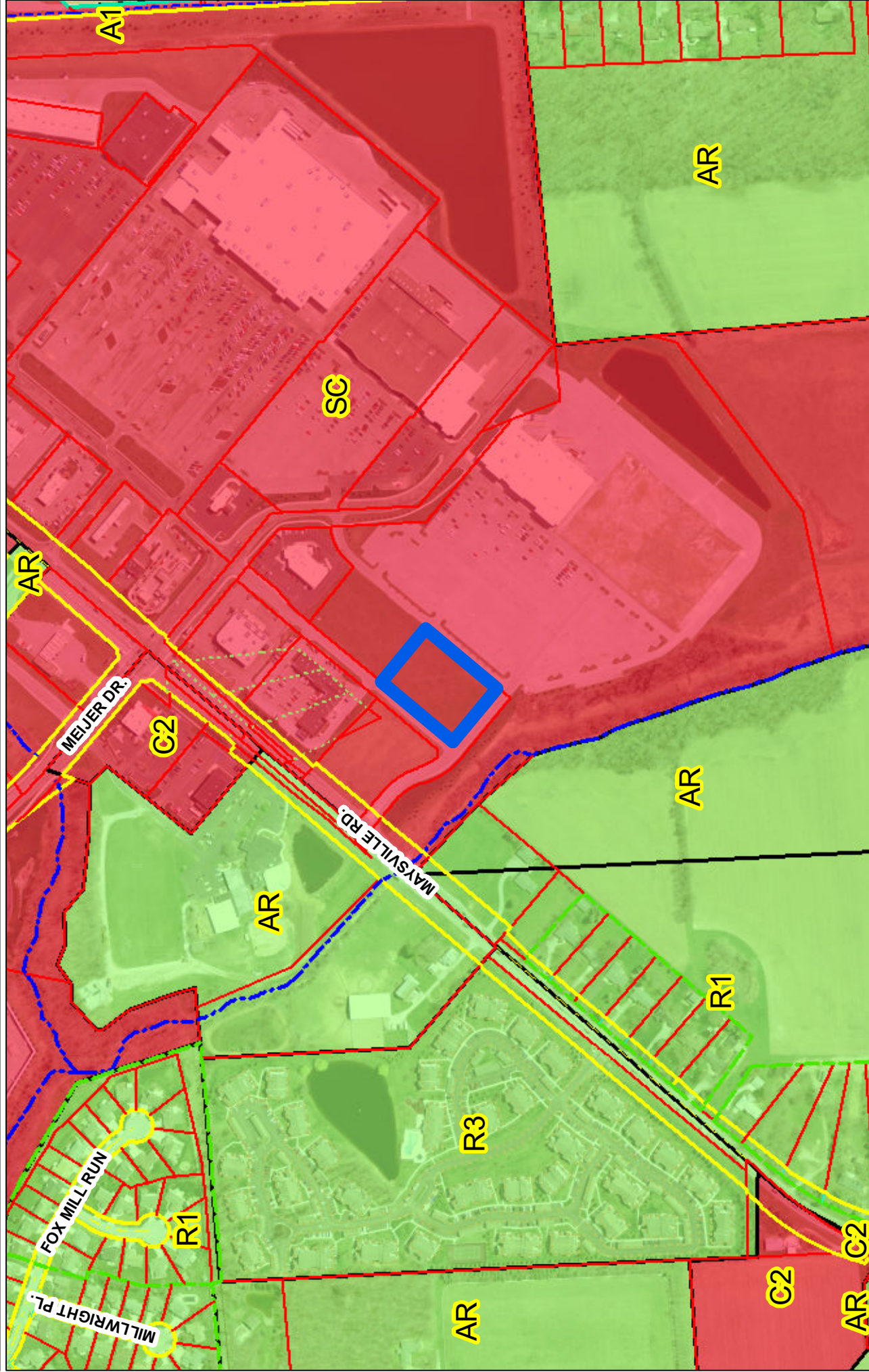
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/15/2017



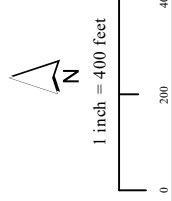


Rezoning Petition REZ-2017-0002 and Primary Development Plan PDP-2017-0002 - Belle Tire Maysville Road



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours, Spring 2009
Date: 1/15/2017



A cartoon character of a tire with a face, wearing a cap and shoes, holding a wrench. The character is smiling and has its arms raised in a celebratory gesture. The cap has the word "TIREMAN" written on it.

10314 Maysville Road, Fort Wayne, Indiana 46835

Project Area: 1.43 Acres
Total Building Area: 10,135 Square Feet
Parking Spaces Provided: 61 (Including 3 ADA)

[illegible]

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO

Allen County Department of Planning Services-Michelle Wood	260-449-7607
City of Fort Wayne Fire Department	260-427-1168
City of Fort Wayne Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Rams	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Sals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Wintling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Frontier-Amy Heitzman	260-431-3325
NIPSCO-Mike Profit	260-439-1408
Comcast-Dawn Lenthardt	765-449-3811

Technical drawing of a roof corner detail. The drawing shows a sloped roof surface, a horizontal parapet wall, and a curved roof edge. A section line 'S-F' is indicated. A radius dimension 'R12' is shown for the curved edge. The drawing is oriented vertically on the page.

ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Property Owner:

Maysville Pointe Development Company, LLC
7597 East U.S. Highway No. 36
Avon, Indiana 46123

This is an original design created by Foresight Consulting, LLC. The concepts, ideas, plans and details are the sole property of Foresight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to an person, firm or corporation for any purpose without the prior written permission of Foresight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and Foresight Consulting, LLC must be notified if variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to Foresight Consulting, LLC for approval before construction.



BELLE TIRE

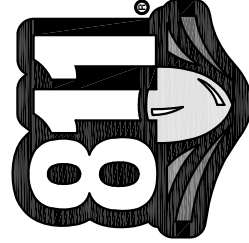
BELLE TIRE

Drawing Revisions

Commission Number
161838

Date
January 3rd, 2017

Title
Primary
Development Plan
Sheet Number



Know what's below.
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